

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



65 Sea Front

, Hayling Island, PO11 0AL

£1,050

Arden & Way are pleased to present this two-bedroom flat located in the block Ward Court, Hayling Island.



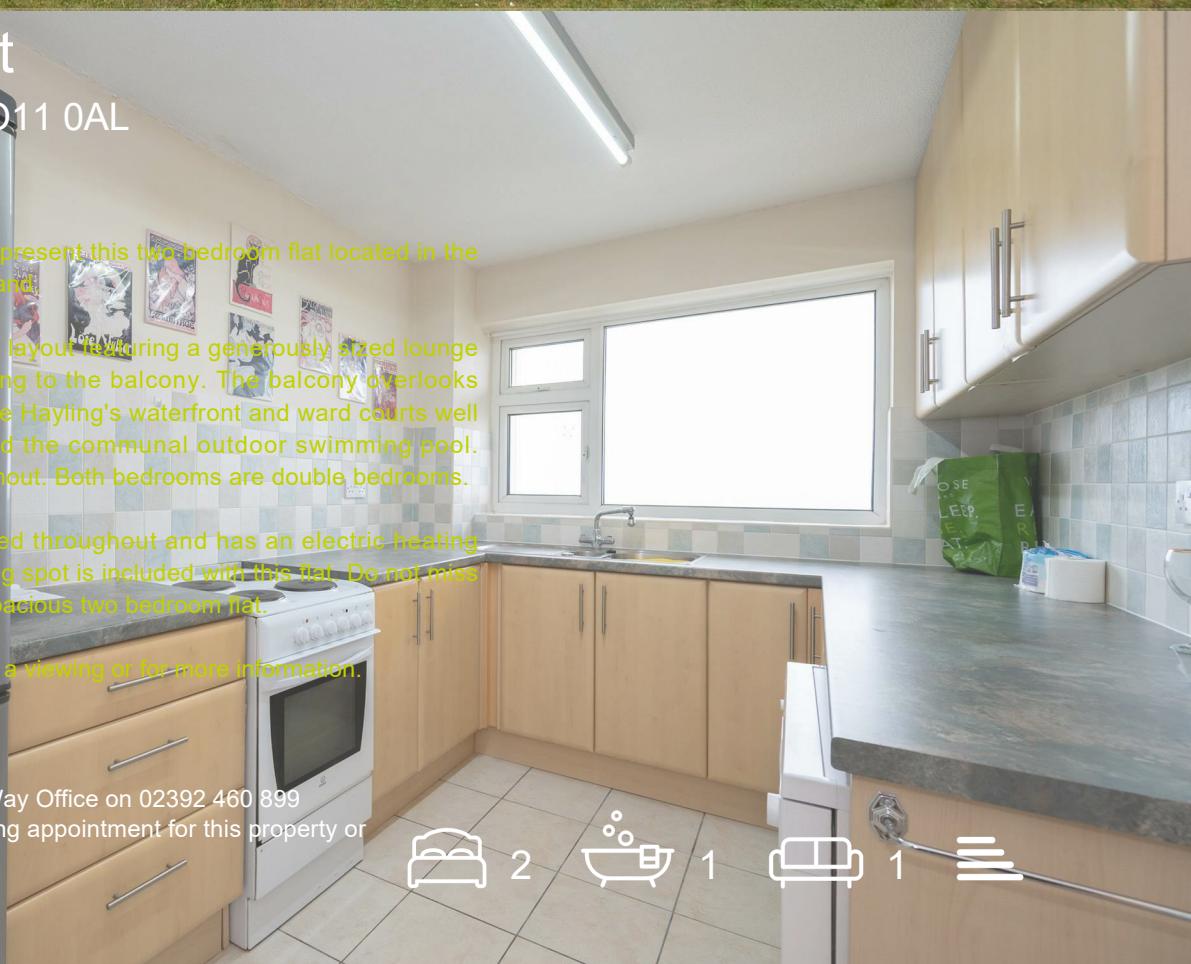
This property has a spacious layout featuring a generously sized lounge area with a patio door leading to the balcony. The balcony overlooks stunningly scenic views of the Hayling's waterfront and ward courts well kept communal gardens and the communal outdoor swimming pool. The kitchen is neutral throughout. Both bedrooms are double bedrooms.

The property is double glazed throughout and has an electric heating system. One allocated parking spot is included with this flat. Do not miss the opportunity to view this spacious two-bedroom flat.

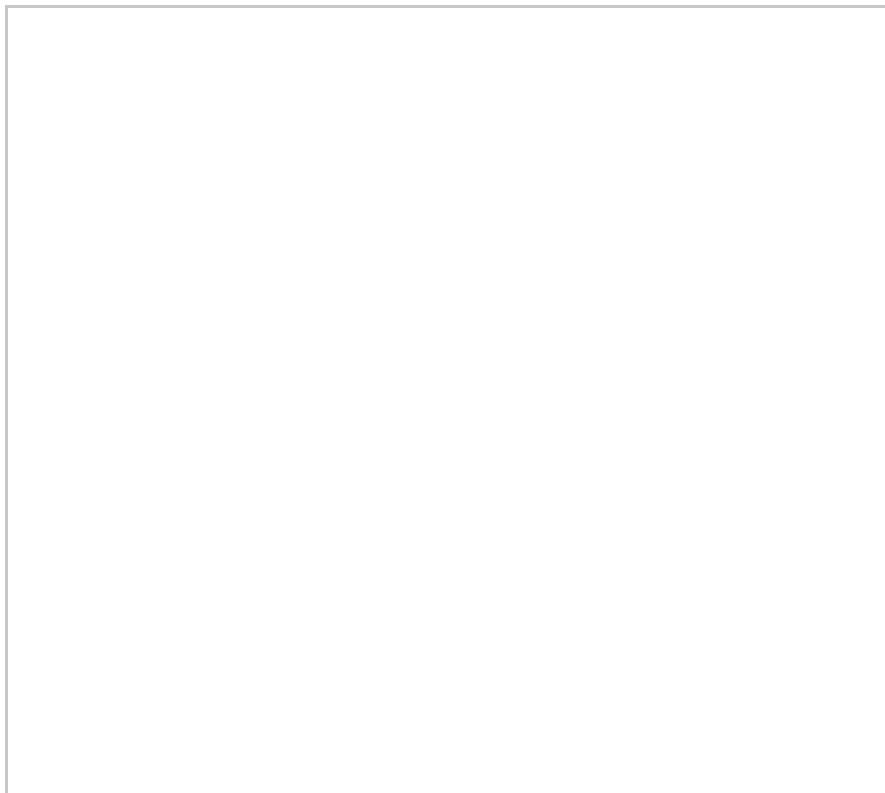
Contact Arden & Way to book a viewing or for more information.

Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

Tel: 02392 460 899 Email: info@ardenway.co.uk www.ardenway.co.uk